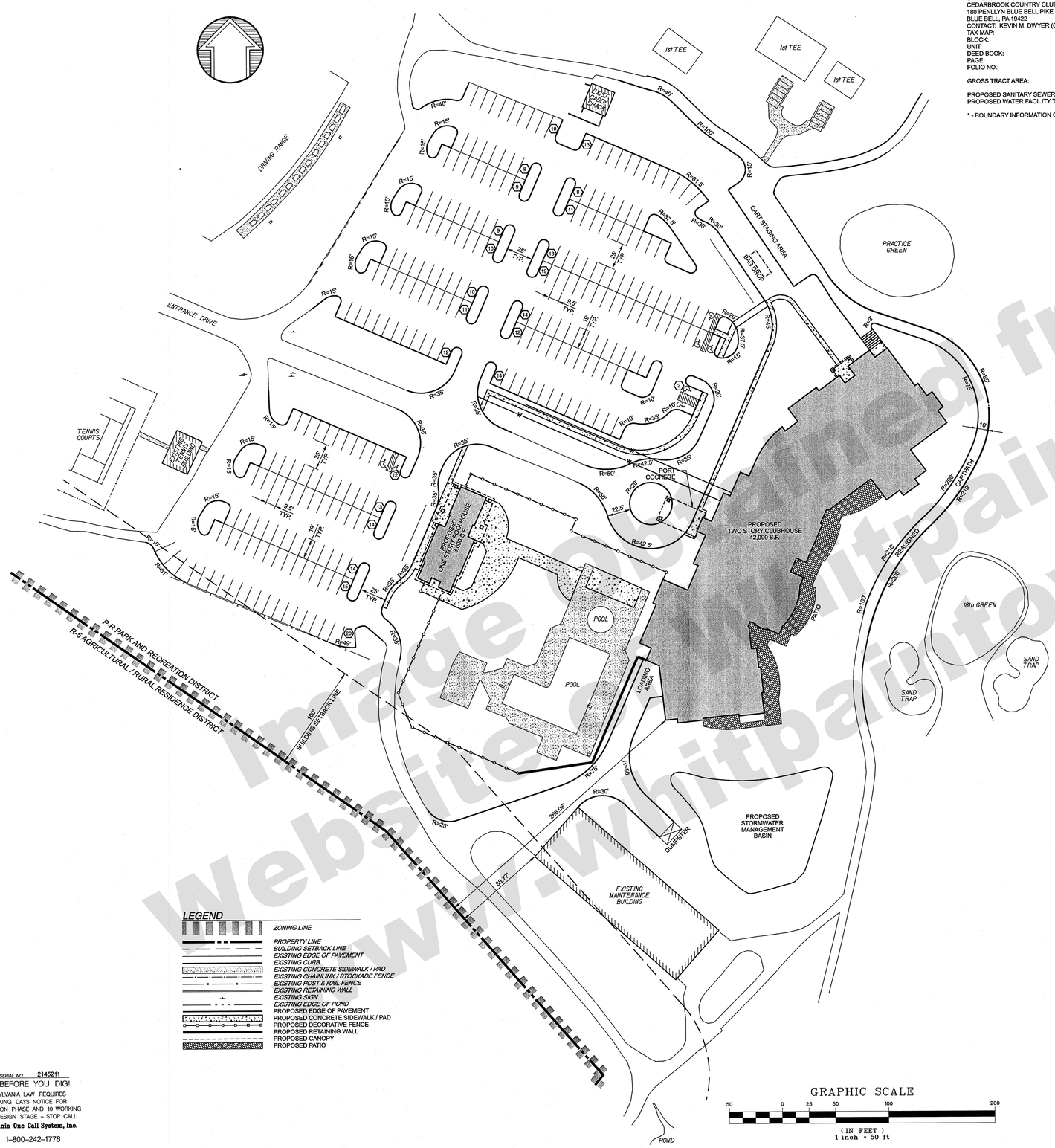

SITE DATA

OWNER / APPLICANT:
CEDARBROOK COUNTRY CLUB
160 PENLLYN BLUE BELL PIKE
BLUE BELL, PA 19422
CONTACT: KEVIN M. DWYER (CLUB MANAGER)

TAX MAP:	
BLOCK:	66
UNIT:	17
DEED BOOK:	03
PAGE:	3159
FOLIO NO.:	594
	66-00-05413-00-2
GROSS TRACT AREA:	188.53 ACRES*
PROPOSED SANITARY SEWER TYPE:	PUBLIC SEWER
PROPOSED WATER FACILITY TYPE:	PUBLIC WATER

* - BOUNDARY INFORMATION OBTAINED FROM TAXMAP AND COUNTY RECORDS.

ZONING DATA

P-R PARK AND RECREATION DISTRICT

CLASSIFICATION:	REQUIRED:	EXISTING:	PROPOSED:
GROSS TRACT AREA	4 ACRES	188.53 ACRES	188.53 ACRES
BUILDING SETBACKS:			
RESIDENTIAL DISTRICT	100'	8.72'*/436.37' (CLUBHOUSE)	8.72'*/266.06' (CLUBHOUSE)
PROPERTY LINE	50' MIN.	8.72'*	8.72'
MINIMUM PARKING SPACES	510 MEMBERS/4 + 150** EMPLOYEES = 278	258 SPACES	278 SPACES
1/4 MEMBERS + 1/EMPLOYEE			
MAXIMUM BUILDING COVERAGE	20% OF LOT AREA	<1% OF LOT AREA	<1% OF LOT AREA
MAXIMUM BUILDING HEIGHT	35'	<35'	34'

* - EXISTING MAINTENANCE BUILDINGS ARE EXISTING NON-COMFORMITIES
** - 40 FULL TIME EMPLOYEES, 110 SEASONAL EMPLOYEES

SITE PLAN NOTES:

1. THE TOPOGRAPHY AND UTILITIES SHOWN HEREIN ARE BASED ON AN AERIAL SURVEY PREPARED BY MID-ATLANTIC PHOTOGRAMMETRIC SERVICES, INC. ON 3-23-08 AND A FIELD SURVEY CONDUCTED IN THE FIELD BY NAVE NEWELL, INC., DURING JULY 2008.
2. TRACT BOUNDARY DEPICTED HEREON IS BASED FROM AVAILABLE COUNTY TAXMAPS.
3. AREA OF PROPOSED DEVELOPMENT FALLS WITHIN ZONE "X" (AREAS OF OUTSIDE THE 500 YEAR FLOODPLAIN) AS DEPICTED ON THE FEDERAL EMERGENCY AGENCY FLOOD INSURANCE MAP, MAP NO. 42091C0287 E, PANEL 267 OF 451, TOWNSHIP OF WHITPAIN, MONTGOMERY COUNTY, PENNSYLVANIA, DATED DECEMBER 19, 1996.
4. ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. BUILDING FOOTPRINT, AS SHOWN, HAS BEEN BASED ON SCHEMATIC ARCHITECTURALS.
6. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA ARE TO BE LOCATED. THE USER NOTIFIED AND MEASURES TAKEN TO PROTECT THE LINES IN ACCORDANCE WITH PA ACT 287, AS AMENDED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT PA "ONE-CALL" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR DEMOLITION ONSITE.
7. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION AND/OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
9. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
10. ALL DIMENSIONS SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN. ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY NAVE NEWELL, INC.
11. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
12. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
13. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
14. CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE LATEST REVISED A.D.A. REGULATIONS.
15. ALL PAVING RADII ARE 5.0', UNLESS OTHERWISE NOTED.
16. THE RUN-OFF FROM THE PROPOSED PROJECT MAY NOT ADVERSELY IMPACT NEIGHBORING PROPERTIES AND/OR THE RECEIVING DOWNSTREAM CHANNELS.
17. ALL OPERATIONS OF THIS FACILITY MUST BE COMPLIANT WITH ALL APPLICABLE ENVIRONMENTAL PERFORMANCE STANDARDS FOR COMMERCIAL USES.
18. THE PROPOSED BUILDING(S) SHALL BE SERVED BY PUBLIC SEWER, PROVIDED BY WHITPAIN TOWNSHIP. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES, REGULATIONS, AND SPECIFICATIONS OF THE MUNICIPALITY AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER FOR THE PAYMENT OF ALL APPLICABLE TAPPING, PERMIT, AND REVIEW FEES, ASSOCIATED WITH SANITARY SEWER SERVICE.
19. THE PROPOSED SEWAGE FLOWS FOR THIS FACILITY WILL CONTAIN DOMESTIC SEWAGE ONLY. IF THE PROPOSED WASTEWATER DISCHARGE WILL CONTAIN ANY NON-DOMESTIC SEWAGE, DETAILS SHALL BE SUBMITTED TO THE MUNICIPALITY AND GOVERNING COUNTY HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.
20. THE PROPOSED BUILDING(S) SHALL BE SERVED BY PUBLIC WATER, PROVIDED BY WPWA. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES, REGULATIONS AND SPECIFICATIONS OF THE MUNICIPALITY, THE GOVERNING WATER AUTHORITY, AND THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER FOR THE PAYMENT OF ALL APPLICABLE TAPPING, PERMIT, AND REVIEW FEES, ASSOCIATED WITH THE WATER SERVICE.
21. ALL ELECTRIC, GAS, CABLE, AND TELECOMMUNICATION SERVICES SHALL BE PROVIDED UNDERGROUND AND SHALL BE IN ACCORDANCE WITH THE RULES, REGULATIONS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE GOVERNING UTILITY AUTHORITY. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER FOR THE PAYMENT OF ALL APPLICABLE CONNECTION, PERMIT, AND REVIEW FEES, ASSOCIATED WITH THE UTILITY SERVICE.
22. THE STORMWATER CONVEYANCE SYSTEM AND STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT AND PERPETUAL PART OF THE DRAINAGE SYSTEM. THE ALTERATION AND/OR REMOVAL OF ANY FACILITY IS PROHIBITED, WITHOUT APPROVAL OF THE MUNICIPALITY. MAINTANENCE OF SAID FACILITIES SHALL BE IN ACCORDANCE WITH THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN AND OPERATION AND MAINTENANCE SCHEDULE.
23. THE PROJECT WILL REQUIRE A "GENERAL NPDES PERMIT" FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE PROJECT WILL REQUIRE EROSION AND SEDIMENTATION PLAN APPROVAL FROM THE MONTGOMERY COUNTY CONSERVATION DISTRICT.
24. NO RIGHT-OF-WAY IS PROPOSED TO BE DEDICATED AS PART OF THIS PLAN.

WAIVER REQUEST NOTE:

1. SECTION 129-56.C.(1) - REQUIRES THE PLANS TO SHOW EXISTING FEATURES WITHIN 400 FEET OF ANY PART OF THE LAND TO BE DEVELOPED.

WHITPAIN TOWNSHIP PLANNING COMMISSION:

THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE PLANNING COMMISSION OF WHITPAIN TOWNSHIP AT A MEETING HELD ON THE_____DAY OF _____, 20__.

WHITPAIN TOWNSHIP BOARD OF SUPERVISORS:

THIS PLAN WAS APPROVED AS TO LAYOUT AND LOCATION BY THE BOARD OF SUPERVISORS OF WHITPAIN TOWNSHIP AT A MEETING HELD ON THE_____DAY OF _____, 20__.

TOWNSHIP ENGINEER APPROVAL:

THIS PLAN WAS APPROVED BY THE TOWNSHIP ENGINEER OF WHITPAIN TOWNSHIP AT A MEETING HELD ON THE_____DAY OF _____, 20__.

LEGEND

- ZONING LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING CONCRETE SIDEWALK / PAD
- EXISTING CHAINLINK / STOCKADE FENCE
- EXISTING POST & RAIL FENCE
- EXISTING RETAINING WALL
- EXISTING SIGN
- EXISTING EDGE OF POND
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK / PAD
- PROPOSED DECORATIVE FENCE
- PROPOSED RETAINING WALL
- PROPOSED CANOPY
- PROPOSED PATIO

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN

ON THIS, THE_____DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____

_____,
(NAME OF OWNER)

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN.

MY COMMISSION EXPIRES:

_____
(NOTARY PUBLIC OR OTHER OFFICER)

I HEREBY CERTIFY THAT I AM THE OWNER AND/OR EQUITABLE OWNER OF THE LAND HEREIN SUBDIVIDED (OR DEVELOPED), AND THAT I DO HEREBY ADOPT THIS PLAN AND DESIRE THE SAME TO BE RECORDED.

_____
(OWNER)

RECORDER OF DEEDS:

RECORDED THIS_____DAY OF_____, 20___ IN THE OFFICE FOR THE RECORDER OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY OF NORRISTOWN, PENNSYLVANIA IN PLAN FILE CASE _____ D.B. NO _____ PAGE _____.

MONTGOMERY COUNTY PLANNING COMMISSION CERTIFICATION

MCPC FILE NO. _____

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date

_____
For the Director

_____
Montgomery County Planning Commission

PROJECT SERIAL NO. 2145211
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE – STOP CALL
Pennsylvania One Call System, Inc.
1-800-242-1776

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REVISIONS			
date:	no.	description	chk'd by

SEAL:

DRAWING NAME: SITE PLAN

CEDARBROOK COUNTRY CLUB

LOCATION: WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

project no. 2008-003	drawn by: DWN
date: 8/1/08	chk'd by: KJM
scale: 1" = 50'	approv. by: GCN
sheet no. 3 of 10	

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Image obtained from the Whitpain Township Website @ www.whitpaintowp.org